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They both presented lengthy testimony. Lengthy evidence. Which indicated that these rentals were fair and equitable. And that's all we are trying to do here, first of all we want to clean up some of the language in the bill to make it more workable, secondly we want to be sure the return to the fund is a fair and reasonable and then third, we want to provide for those persons who have invested in improvements on the land. And that is a very real concern and we have hopefully done that in this bill. And again you have to take our word for it. We did not act hastily on the bill. We spent hours and hours upon the bill. And we are not going to explain here in five minutes, when my committee takes days and days of time to put it together. And I hope that we do not destroy the bill. I agree that there needs to be some further refinement and let's not destroy this bill at this time.

PRESIDENT: Senator Richard Lewis.

A while ago you said you wanted to be heard on the bill. The Chair is also in kind of a pickle here, in that this amount of debate is not ordinarily allowed on Select File, except that we know the means, at least by which the bill got to Select File. Senator Whitney.

SENATOR WHITNEY: Mr. President I would like to ask Senator Schmit a question please.

PRESIDENT: Senator Schmit yield to a question.

SENATOR SCHMIT: Yes I would.

SENATOR WHITNEY: Senator Schmit, is it customary when landlords and lessees get together on a cash run basis, that the amount of the rent is paid for the following year's crops. Half of it on January 1, and half of it on July 1. Prior to the time you see that the crops are harvested. Is that customary rental.

SENATOR SCHMIT: Of course, Senator Whitney, that is a question which is determined between the landlord and lessee and I don't know. We didn't have much cash rental in my area until the last few years now. We are getting a considerable amount of it and that's a negotiable item and it's one of those which you can negotiate again if the leaseholder does not like it. There is no forcing him to lease the land.

SENATOR WHITNEY: Yes, I think wouldn't the answer be, Senator Schmit that normally that doesn't take place that way. Under customary rental.

SENATOR SCHMIT: Well, Senator Whitney I know of at least one instance in my particular area where it is discussed and it is becoming more and more so, and in recent months because of the fact that the incidence of hail in my area is high, and irrigated corn crop and go down the tube so to speak, very rapidly after July 1, and so therefore, it's just good business on the part of the landowner, and I think you as a landowner would recognize that to secure your rental income with as soon as possible.

SENATOR WHITNEY: Yes. Now the reason why I asked that question. Was that I don't believe it's customary to have it done this way, and it's in this bill this way. And also since the bill is